

# Chapter 7

---

## COMMUNITY-SPECIFIC LAND USE CONCEPTS

### Chapter 7: Community-Specific Land Use Concepts Element

#### Table of Contents

<b>I.</b>	<b>Background.....</b>	<b>COMM-2</b>
	Purpose	
	Vision and Strategy	
	Community Standards Districts	
<b>II.</b>	<b><u>Goals and Policies</u>Land Use Concepts.....</b>	<b>COMM-3</b>
	Acton	
	Antelope Acres	
	Crystallaire	
	El Dorado and White Fence Farms	
	Elizabeth Lake and Lake Hughes (The Lakes)	
	Fairmont	
	Gorman	
	Green Valley	
	Juniper Hills	
	Lake Los Angeles	
	Lakeview	
	Leona Valley	
	Littlerock and Sun Village (Southeast Antelope Valley)	
	Llano	
	Neenach	
	Pearblossom	
	Quartz Hill	
	Roosevelt	
	Three Points	

## **I. Background**

### **Purpose**

The previous Chapters of this Area Plan set forth general goals and policies that may be applied throughout the unincorporated Antelope Valley. However, each community varies in its nature, form, and character. The Community-Specific Land Use Concepts contained in this Chapter describe in greater detail how this Area Plan, particularly the Land Use Element, is to be implemented in each community within the unincorporated Antelope Valley.

The Land Use Concepts (Concepts) attempt to provide expectations for how each rural community may change and grow throughout the life of this Area Plan. The Concepts specify the desired land uses for each area and identify potentially incompatible land uses that would not be desirable. Residents, stakeholders, and decision-makers should refer to the Concepts to familiarize themselves with the setting and character of each community and should use this information when considering the appropriateness of land use development projects, infrastructure improvements, and consideration efforts.

The following communities are addressed in this Chapter:

- Acton
- Antelope Acres
- Crystallaire
- El Dorado and White Fence Farms
- Elizabeth Lake and Lake Hughes (The Lakes)
- Fairmont
- Gorman
- Green Valley
- Juniper Hills
- Lake Los Angeles
- Lakeview
- Leona Valley
- Littlerock and Sun Village (Southeast Antelope Valley)
- Llano
- Neenach
- Pearblossom
- Quartz Hill
- Roosevelt
- Three Points

### **Vision and Strategy**

The Area Plan's Vision Statement acknowledges that the unincorporated Antelope Valley "is a mosaic of unique small towns" and the Community-Specific Land Use Concepts are intended to reflect each community's unique nature, form, and character, as well as each community's unique vision of the future. The Area Plan's Rural Preservation Strategy seeks to achieve the Area Plan's Vision Statement

through a framework of rural town center areas, rural town areas, and rural preserve areas. The Community-Specific Land Use Concepts describe how this framework has been applied to each community and refines the framework in a manner that addresses each community's individual needs. Overall, this Chapter ensures that the Area Plan will serve as a living document that will shape future implementation efforts in a manner that is both complementary of the overall Vision Statement and Rural Preservation Strategy and relevant to, and appropriate for, each community within the unincorporated Antelope Valley.

### **Community Standards Districts**

Some of the communities described in this Chapter are within Community Standards Districts (CSD's). CSD's are overlays in the Zoning Code that provide specific development standards with unique land use issues that are not adequately addressed by the County's Subdivision and Zoning Codes. CSD's, as well as other applicable County Code requirements, should be consulted when projects are being considered in a community.

## **II. Land Use Concepts**

### **Acton**

The community of Acton is located in the southwestern portion of the Antelope Valley, south of the City of Palmdale along State Route 14. The community is adjacent to the National Forest, and natural hillsides and significant ridgelines separate the community from the City of Palmdale and the remainder of the Antelope Valley. Community residents are concerned about urbanization of the area and wish to remain an unincorporated rural community with a unique identity. Some portions of the community are partially developed with a variety of agricultural uses and single-family homes on large lots. Other portions are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, such as Significant Ecological Areas and Hillside Management Areas, and are subject to safety constraints, such as Very High Hazard Severity Zones.

The community has a rural town center area along Crown Valley Road between Gillespie Avenue and Soledad Canyon Road. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to two stories in height and should include Old West design elements with earth tone colors at a pedestrian-oriented scale, with primary building entries facing Crown Valley Road or adjacent local streets. New development in the rural town center that would require the installation of urban infrastructure, such as concrete curbs and gutters, street lights, and traffic signals, shall be strongly discouraged as this does not fit with the community's unique rural character and identity.

The rural town centers should continue to be the focal point of the community and should be linked to the surrounding rural town area through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as plazas and community bulletin boards, are encouraged in this area.

Some areas outside the rural town center area have also been designated as Rural Commercial (CR) to acknowledge existing uses and to provide additional commercial services and local employment opportunities. The intent of these designations is to allow low-intensity local commercial uses that

serve community residents and to prohibit high-intensity regional commercial uses that serve travelers along State Route 14. Moving west to east through the community, areas with this designation include:

- Two parcels along Sierra Highway, generally between Sand Creek Drive and Wanstead Drive, north of State Route 14;
- A parcel along Sierra Highway, east of Red Rover Mine Road and north of State Route 14;
- Several parcels surrounding the intersection of Crown Valley Road and Sierra Highway and of Crown Valley Road and Antelope Woods Road, both of which are adjacent to State Route 14;
- A parcel at the northeast corner of Soledad Canyon Road and Santiago Road;
- Several parcels at the northwest and northeast corners of the intersection of Sierra Highway and Santiago Road, north of State Route 14;
- Several parcels along the south side of Sierra Highway between San Gabriel Avenue and State Route 14; and
- Several parcels along the north side of Sierra Highway, west of State Route 14.

New buildings in these CR designations should also be limited to two stories in height, should include Old West design elements with earth tone colors at a pedestrian-oriented scale, and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Development in these CR designations that would require the installation of urban infrastructure, such as concrete curbs and gutters, street lights and traffic signals, shall be discouraged as this does not fit with the community's unique rural character and identity. New commercial uses outside of these CR designations, or outside the CR designation within a rural town center area, are also strongly discouraged, as they are not compatible with the community character.

Some areas within the community have been designated as Light Industrial (IL) to acknowledge existing uses and to provide additional local employment opportunities. Moving west to east through the community, areas with this designation include:

- Several parcels at the northeast and southeast corners of Sierra Highway and Red Rover Mine Road;
- Several parcels along Soledad Canyon Road, south of the Crown Valley Road intersection and the rural town center area;
- Several parcels along Soledad Canyon Road, northeast of the Crown Valley Road intersection, and also along Syracuse Avenue and Gillespie Avenue, all east of the rural town center area;
- Several parcels along the south side of Soledad Canyon Road between Santiago Road and Malinta Avenue; and

- Several parcels along Sierra Highway, west and north of the Vincent Grade/Acton Metrolink Station.

New buildings in these IL designations should be limited to two stories in height, should include Old West design elements with earth tone colors at a pedestrian-oriented scale, and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Development in these IL designations that would require the installation of urban infrastructure, such as concrete curbs and gutters, street lights and traffic signals shall be strongly discouraged as this does not fit with the community's unique rural character and identity. New industrial uses outside of these IL designations are also strongly discouraged, as they are not compatible with the community character.

Most of the community is considered to be a rural town area. The rural town area has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land, Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land, and Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land. Small portions of the rural town area have other designations, as follows:

- The area generally bounded by Syracuse Avenue to the north, Bartlett Street and 1st Street to the west, Cory Avenue and 9th Street to the south, and 3rd Street to the east has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land. In addition, a few parcels between Syracuse Avenue and Gillespie Avenue, east of Crown Valley Road, have been designated as H5; and
- The area surrounding the H5 designation, generally bounded by Sacramento Avenue to the north, 41st Street West and 40th Street West to the west, 9th Street and Spring Avenue to the south, and Crown Valley Road to the east, has been designated as Residential 2 (H2), with a maximum density of 2 residential units for each 1 net acre of land.
- The RL5, RL2, RL1, H2, and H5 designations are intended to reflect the existing densities within various parts of the rural town area, which are developed or partially developed as the result of previous land divisions. The RL5, RL2, RL1, H2, and H5 designations are not intended to promote further land divisions. New land divisions in the rural town area shall maintain a large minimum lot size to ensure consistency with the desired community character.

The majority of new residential development in Acton should be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character. New land divisions shall maintain a large minimum lot size. Various types of agriculture, equestrian, and animal-keeping uses should be allowed through the rural town area, provided that lots meet Zoning Code requirements for those uses. Home-based occupations may also be permitted throughout the rural town area, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit per 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit per 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very

large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Antelope Acres**

The community of Antelope Acres is located in the northwestern portion of Antelope Valley, west of the City of Lancaster. Community residents are concerned about urbanization of the area and wish to remain an unincorporated rural community with a unique identity. Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots, while other portions are largely undeveloped and contain environmental resources, such as Significant Ecological Areas and Agricultural Resource Areas.

The community has a rural town center area located along 90th Street West between Avenue E-4 and Avenue E-12. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to one story in height and should include Old West design elements at a pedestrian-oriented scale, with primary building entries facing 90th Street West. No other portions of the community have been designated for commercial or industrial use, and new commercial and industrial uses outside the rural town center area are strongly discouraged, as they are incompatible with the community character.

Over time, the rural town center areas should become the focal point of the Antelope Acres community and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as plazas and community bulletin boards, are encouraged in this area.

The community includes rural town areas that surround the rural town center area and are generally bounded by Avenue E and Avenue C to the north, 80th Street West to the east, Avenue F and Avenue F-8 to the south, and 95th Street West and 90th Street West to the west. These areas have been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit per 2 gross acres of land. This designation is intended to reflect the existing density of the rural town areas and is not intended to promote further land divisions. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the existing community character.

The majority of new residential development in Antelope Acres should be directed to the rural town areas instead of the surrounding rural preserve areas, provided that such development is consistent with the existing community character and allows for light agriculture, equestrian, and animal-keeping uses should be allowed through the rural town area, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be discouraged in the rural town areas because of potential impacts on existing residents. Home-based occupations are also appropriate in the rural town areas, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints and environmental resources. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

## **Crystalaire**

The community of Crystalaire is located in the southeastern portion of the Antelope Valley, south of Llano, and includes a golf course and a small airport which are described in more detail below. Some portions of the community are developed with single-family homes on large lots. Other portions are largely undeveloped and contain environmental resources, such as Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones, particularly along Big Rock Creek and Big Rock Wash..

The community currently does not have a rural town center area but a stretch of 165th Street East between East Avenue W-12 and East Avenue X, in front of Crystalaire Airport has been designated Mixed Use – Rural (MU-R) in anticipation of a future town center to develop in this area. New commercial uses outside of this MU-R designation are strongly discouraged, as they are not compatible with the community character.

The community includes a rural town area that includes the existing subdivision near the Crystalaire Country Club and adjacent lands that are generally bounded by 165th Street East to the east and Avenue Y-4 to the south. This area has been designated as Residential 2 (H2), with a maximum density of 2 residential units for each 1 net acre of land. This designation is intended to reflect the existing density of the rural town area. New land divisions in this area shall have large lot sizes that are consistent with the existing subdivision near the Crystalaire Country Club.

The majority of new residential development in Crystalaire should be directed to the rural town area instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited because of potential impacts on existing residents. Home-based occupations may also be permitted in this area, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### *Crystalaire Airport*

The Crystalaire Airport is a privately owned and operated aviation facility that occupies several parcels. These parcels have been designated as Public and Semi-Public (P) to acknowledge the existing airport use and to allow for its continued operation. However, the Area Plan acknowledges that these parcels also contain commercial and industrial uses and are an appropriate location for such uses given its proximity to the communities of Crystalaire and Llano. Accordingly, at the time of this Area Plan's adoption, the parcels were zoned Rural Commercial – Mixed Use (MXD-RU) and Light Industrial (M-1). This Area Plan allows commercial mixed-use and industrial uses on these parcels without a Plan Amendment, provided that these are compatible with airport operations and that these do not restrict or prohibit the operations of the airport.

### *Crystallaire Golf Course*

The Crystallaire Golf Course is a privately owned golf facility that occupies several parcels. These parcels have been designated as Open Space – Parks (OS-PR) and zoned Commercial – Recreation (C-R) to acknowledge the existing residential recreational use and its open space character on the property, and to allow for its continued operation. The Area Plan also acknowledges that some limited residential uses may be appropriate as accessory to the primary use as a golf course. Thus the Area Plan allows some limited residential uses on these parcels without a Plan Amendment, provided that the golf course is in continued operation and that the residential uses occupy not more than 10 percent of the total area. All requirements of the base zone shall apply, including but not limited to, an approved conditional use permit.

### **El Dorado and White Fence Farms**

The communities of El Dorado and White Fence Farms are located in the central portion of the Antelope Valley and are surrounded by the cities of Lancaster and Palmdale. Although these communities are adjacent to urbanized areas, such as the Rancho Vista community and the Antelope Valley Mall, they have a distinctly rural character. The communities are partially developed with light agricultural uses and single-family homes on large lots.

These communities do not have a rural town center area, but they are served by the rural town center area in Quartz Hill and by commercial centers in the adjacent cities. Two parcels on 10th Street West and one parcel on Avenue N have been designated as Rural Commercial (CR) in recognition of existing commercial uses. No other portions of the communities have been designated for commercial or industrial use, and new commercial uses outside of these CR designations and new industrial uses are strongly discouraged, as they are not compatible with the communities' character.

The communities are considered to be a rural town area and have been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land. This designation is intended to reflect the communities' existing density and is not intended to promote further land divisions. New land divisions shall maintain a large minimum lot size to ensure consistency with the existing character of the communities.

Light agriculture, equestrian, and animal-keeping uses are appropriate in these communities, but heavy agriculture uses should be discouraged because of potential impacts on existing residents. Home-based businesses are also appropriate in these communities, provided that they meet Zoning Code requirements.

### **Elizabeth Lake and Lake Hughes (The Lakes)**

The communities of Elizabeth Lake and Lake Hughes are located in the southwestern portion of the Antelope Valley, northwest of Leona Valley, and are partially within the National Forest. Some portions of the community are developed or partially developed with single-family homes, light agricultural uses, and a limited amount of commercial and industrial uses. Other portions are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, such as Significant Ecological Areas and Hillside Management Areas, and are subject to safety constraints, such as the San Andreas Fault and Very High Fire Hazard Severity Zones.



The communities share one rural town center area in Lake Hughes, located along Elizabeth Lake Road between Trail I and Mountain View Road, west of the Lake Hughes Community Center. The rural town center area has been designated as Rural Commercial (CR) and Light Industrial (IL) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to two stories in height and should be designed at a pedestrian-oriented scale, with primary building entries facing Elizabeth Lake Road or adjacent local streets.

The rural town center area should continue to be the focal point of the communities and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as plazas and community bulletin boards, are encouraged in this area.

Some areas outside the rural town center area have been designated as Rural Commercial (CR) to acknowledge existing uses and to provide additional commercial services and local employment opportunities. Moving west to east through the communities, areas with this designation include:

- Several parcels along Lake Hughes Road between Elizabeth Lake Road and Desswood Road (Lake Hughes); and
- Two parcels at the southwest corner of Elizabeth Lake Road and Johnson Road (Elizabeth Lake).

New buildings in these CR designations should also be limited to two stories in height, should be designed at a pedestrian-oriented scale, and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. New commercial uses outside of these CR designations, or outside the CR designations within the rural town center area, are strongly discouraged, as they are not compatible with the communities' character.

Several parcels at the southwest corner of Elizabeth Lake Road and Lake Hughes Road have been designated as Light Industrial (IL) to acknowledge an existing use. New industrial uses outside of this IL designation, or outside the IL designation within the rural town center area, are strongly discouraged, as they are not compatible with the communities' character.

The community of Elizabeth Lake includes rural town areas. The primary rural town area surrounds the Elizabeth Lake water body. North of Elizabeth Lake Road, the primary rural town area is generally bounded by Hawk Drive, Gist Drive, and hillsides to the north, Munz Ranch Road to the west, and Pekaboo Road and hillsides to the east. South of Elizabeth Lake Road, the primary rural town area is generally bounded by Sandroek Drive, Ranch Club Road, and Elizabeth Lake Road to the north, the National Forest boundary to the west, the National Forest boundary, Ranch Club Road, and Kiptree Drive to the south, and Elizabeth Lake Road to the east. The primary rural town area has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land. A few parcels north of Elizabeth Lake Road have been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land. The H5 and RL2 designations are intended to reflect the existing densities within the primary rural town area, which resulted from previous land division activities. The H5 and RL2 designations are not intended to promote further land divisions. The privately owned portion of Elizabeth Lake water body is considered to be one of the communities' rural preserve areas, which are discussed below.

A secondary rural town area in Elizabeth Lake is located north of Johnson Road between Leadhill Drive and Limeridge Drive and is partially developed as the result of previous land division activities. The secondary rural town area has been designated as Residential 9 (H9), with a maximum density of 9 residential units for each 1 net acre of land. The H9 designation is intended to reflect the existing density of this area and is not intended to promote further land divisions.

The community of Lake Hughes also includes a rural town area. The rural town area extends west from the rural town center area and is generally bounded by Elizabeth Lake Road, Elderberry Street, High Trail, Lone Pine Trail, and hillsides to the north, Muir Drive and a line approximately 1,500 feet west of Lake Hughes Road to the west, Desswood Road, New View Drive, and South Shore Drive to the south, and Mountain View Road to the east. The rural town area has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land. A few parcels west of Lake Hughes Road have been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. The H5 and RL5 designations are intended to reflect the existing densities within the rural town area, which resulted from previous land division activities. The H5 and RL5 designations are not intended to promote further land divisions.

The majority of new residential development in Elizabeth Lake and Lake Hughes (collectively known as The Lakes) should be directed to the rural town areas instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character. New land divisions in the rural town area shall maintain a large minimum lot size to ensure consistency with the desired community character. Light agriculture, equestrian, and animal-keeping uses should be allowed throughout the rural town areas, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited throughout the rural town areas because of potential impacts on existing residents. Home-based businesses may be permitted throughout the rural town areas, provided that they meet Zoning Code requirements.

The remaining lands in the communities are considered to be rural preserve areas and have been designated as Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints. Development in rural preserve areas should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate. The privately owned portion of the Elizabeth Lake water body has been designated as RL20 and the Area Plan supports efforts to acquire this area and preserve it as open space (see ~~Open Space & Conservation~~ Open Space Element, Policy COS 18.1).

## **Fairmont**

The community of Fairmont is located in the northwestern portion of the Antelope Valley, west of Antelope Acres and near the Antelope Valley California Poppy Reserve. The community is largely undeveloped and is generally not served by existing infrastructure and public facilities, but it does contain some single-family homes on large lots and some agricultural uses. The community includes environmental resources, such as Significant Ecological Areas, and is subject to safety hazards, such as fault zones.

The community does not have a rural town center area. No portion of the community has been designated for commercial or industrial use, except for a parcel along Avenue D to reflect an existing

use. New commercial or industrial uses are strongly discouraged, as they are not compatible with the community character.

The entire community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Gorman**

The community of Gorman is located in the far northwestern portion of Antelope Valley along the Golden State Freeway (Interstate 5). A portion of the community is partially developed with commercial uses that primarily serve travelers along the Freeway, along with some single-family homes and light agricultural uses. The remainder of the community is largely undeveloped, is generally not served by existing infrastructure, and contains environmental resources such as Hillside Management Areas and Significant Ecological Areas.

The community has a rural town center area surrounding the Golden State Freeway interchanges at Gorman School Road. The rural town center area has been designated as Major Commercial (CM) to serve the daily needs of residents and interstate travelers.

Some areas outside the rural town center area have also been designated Rural Commercial (CR) in recognition of existing commercial uses and future opportunities to serve interstate travelers. The existing Flying J Travel Plaza on Frazier Park Road and two parcels east of it also have been designated as Rural Commercial (CR). Several parcels surrounding Smokey Bear Road have been designated as Rural Commercial. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside these CR and CM designations and new industrial uses are strongly discouraged, as they are incompatible with the community character.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints and environmental resources. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Green Valley**

The community of Green Valley is located in the southwestern portion of the Antelope Valley, south of Elizabeth Lake, and is completely within the National Forest. A large portion of the community is developed with single-family homes and commercial uses, while the remaining portion is largely undeveloped and contains scenic hillsides that are located in a Very High Fire Hazard Severity Zone.

The community does not have a rural town center area but is served by the rural town center areas in Lake Hughes Road and Leona Valley. Two areas, generally located at the intersections of Spunky Canyon Road and San Francisquito Canyon Road and of Spunky Canyon Road and Calle Olivera, have been

designated as Rural Commercial (CR), recognizing existing uses that serve the daily needs of residents and provide local employment opportunities. New buildings in these areas should be limited to one story in height and should be designed at a pedestrian-oriented scale. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside these CR designations and new industrial uses are strongly discouraged, as they are incompatible with the community character.

The community includes rural town areas which are developed or partially developed as the result of previous land division activities. These areas generally extend southeast from San Francisquito Canyon Road and generally extend both north and south from Spunky Canyon Road, and are bounded by hillsides. These areas have been designated as Residential 9 (H9), with a maximum density of 9 residential units for each 1 net acre of land. The H9 designation is intended to reflect these areas' existing densities and development pattern, and is not intended to promote further land divisions.

The majority of new residential development in Green Valley should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character. Light agriculture, equestrian and animal-keeping uses should be allowed in these areas, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited in these areas because of potential impacts on existing residents. Home-based occupations may also be permitted in these areas, provided that they meet Zoning Code requirements.

The remainder of the privately-owned land in the community is considered to be a rural preserve area and has been designated as Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Juniper Hills**

The community of Juniper Hills is located in the southern portion of the Antelope Valley, south of Littlerock and Pearblossom. The community is largely developed and is generally not served by existing infrastructure and public facilities, but it does contain many single-family homes on large lots and some agricultural uses. The community is adjacent to the National Forest, includes scenic hillside areas, and is subject to several safety hazards, including the San Andreas Fault and Very High Fire Hazard Severity Zones.

The community does not have a rural town center area but is served by the rural town center areas in Littlerock and Pearblossom. The Juniper Hills Community Center on 106th Street East serves as a community meeting place, in lieu of a rural town center area, and residents have expressed a desire for a Post Office. No portion of the community has been designated for commercial or industrial use, and new commercial or industrial uses are strongly discouraged, as they are not compatible with the community character.

The entire community is considered to be a rural town area and has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints.

Development in the rural town area should be limited to single-family homes on large lots, light agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Lake Los Angeles**

The community of Lake Los Angeles is in the eastern portion of the Antelope Valley. As of the 2000 Census, it had the largest population of any unincorporated community in the Valley. Many portions of the community are developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources, such as buttes and Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones.

The community has a rural center area along Avenue O between 167th Street East and 172nd Street East, and along 170th Street East between Avenue O and Glenfall Avenue. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to two stories in height and include Old West or Southwestern design elements at a pedestrian-scale, with primary building entries facing Avenue O or 170th Street East. New development in the rural town center area should not require the installation of urban infrastructure, such as concrete curbs and gutters and traffic signals.

The rural town center area should continue to be the focal point of the community and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Streetscape improvements are recommended for Avenue O and 170th Street East, including native landscaping, “Old West” style street lights that meet dark sky objectives (only where necessary for public safety), and coordinated street furniture, such as benches, bus shelters, and bicycle racks. Other public amenities, such as plazas and community bulletin boards, are also encouraged in this area.

Some areas outside of the rural town center area have also been designated as Rural Commercial (CR) to provide additional commercial services, such as feed and tack stores. These areas include the intersection of Avenue P and 170th Street East and the northwest and northeast corners of the intersection of Avenue ) and 175th Street East. New buildings in these areas should also be limited to two stories in height and include Old West or Southwestern design elements at a pedestrian-oriented scale with transportation links to surrounding rural town areas. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside these CR designations and new industrial uses are strongly discouraged, as they are incompatible with the community character.

The community includes several rural town areas. One area is generally bounded by Avenue Q to the north, 150th Street East to the west, Palmdale Boulevard to the south, and 160th Street East to the east. This area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit per 1 gross acre of land. This designation is intended to reflect the area’s existing density and is not intended to promote further land divisions. Another similar area is generally bounded by Avenue M-8, Penfield Avenue, and Avenue N to the north, 155th Street East, 150th Street East, and 152nd Street East to the west, Avenue N and Avenue O to the south, and 160th Street East and 165th Street East to the east. This area has also been designated as RL1, and this designation is also intended to reflect the area’s existing density and is not intended to promote further land divisions.

Another rural town area is generally bounded by Avenue M, Avenue M-4, and Avenue M-12 to the north, 160th Street East to the west, Avenue N to the south, and 170th Street East, 175th Street East, and 180th Street East to the east. This area has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit per 5 gross acres of land. This designation is intended to reflect the area's existing density and is not intended to promote further land divisions. The final rural town area is generally bounded by Avenue O and Avenue N to the north, 165th Street East and 160th Street East to the west, Avenue Q, Avenue P-12, Rawhide Avenue, and Avenue P to the south, and 165th Street East, 170th Street East, 175th Street East, and 180th Street East to the east. This area has been designated as Residential 2 (H2), with a maximum density of 2 residential units per 1 net acre of land. This designation is intended to reflect the area's existing density and is not intended to promote further land divisions. However, the buttes east of 170th Street East have been designated as RL5, acknowledging the need to limit development in scenic resource areas. The buttes west of 170th Street East, which are in a Significant Ecological Area, are considered to be in the rural preserve area, which is discussed below.

The majority of new residential development in Lake Los Angeles should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited because of potential impacts on existing residents. Home-based businesses may also be permitted in the rural town areas, provided that they meet Zoning Code requirements. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the existing community character.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

## **Lakeview**

The community of Lakeview is located in the southern central portion of the Antelope Valley, adjoining the City of Palmdale to the north and east, and includes Lake Palmdale. Although this community is adjacent to urbanized areas, it has a distinctly rural character. Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots. Other portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources such as Hillside Management Areas, and are subject to safety hazards, such as Very High Fire Hazard Severity Zones.

The community does not have a rural town center area but is served by commercial centers in the adjacent City of Palmdale. A few parcels at the intersection of the State Route 14 and Avenue S, and two parcels along Sierra Highway between Pearblossom Highway and Barrel Springs Road, have been designated as Rural Commercial (CR). In addition, several parcels at the intersection of Pearblossom Highway and Sierra Highway, and a parcel on Avenue S west of State Route 14 have been designated as Light Industrial (IL). These designations recognize existing uses and opportunities for additional local services and employments. No other portions of the community have been designated for commercial

or industrial use, and new commercial or industrial uses outside of these CR and IL designations are strongly discouraged, as they are not compatible with the community character.

The community includes a rural town area that is generally bounded by the City of Palmdale boundary to the north, the City of Palmdale boundary, Farnborough Avenue and Tovey Avenue to the west, a line approximately 1,300 feet south of Lakeview Drive and Barrel Springs Road to the south, and the City of Palmdale boundary to the east. North of Avenue S, this area has been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land. South of Avenue S, this area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land, with the following exceptions:

- West of Tovey Avenue – RL2; and
- South of Lakeview Drive and west of El Camino Drive – RL2.

The RL1 and RL2 designations are intended to reflect this area's existing densities. New land divisions in this area shall maintain large lot sizes that are compatible with the community character.

The majority of new residential development in Lakeview should be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited because of potential impacts on existing residents. Home-based businesses may also be permitted in this area, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety hazards. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Leona Valley**

The community of Leona Valley is located in the southwestern portion of the Antelope Valley, adjacent to the National Forest, and is bounded by the City of Palmdale to the north and east. Community residents are concerned about urbanization of the area and wish to remain in an unincorporated rural community with a unique identity. Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots. Other portions are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, such as Significant Ecological Areas and Hillside Management Areas, and are subject to safety constraints, such as the San Andreas Fault and Very High Fire Hazard Severity Zones.

The community has a rural town center located at the intersection of Elizabeth Lake Road and 90th Street West. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in the rural town center area should be limited to one story in height and should be designed at a pedestrian-oriented scale, with primary building entries facing Elizabeth Lake Road or 90th Street West. No other portions of

the community have been designated for commercial or industrial use, and new commercial uses outside of this CR designation and new industrial uses are strongly discouraged, as they are incompatible with community character.

The rural town center area should continue to be the focal point of the community and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as community bulletin boards, are encouraged in this area.

The community includes a rural town area that surrounds the rural town center. North of Elizabeth Lake Road, the rural town area is generally bounded by North Side Drive, Babia Street, and Penhaven Lane to the north, 100th Street West to the west, Elizabeth Lake Road to the south, and 86th Street West to the east. South of Elizabeth Lake Road, the rural town area is generally bounded by Leona Avenue and Elizabeth Lake Road to the north, 107th Street West, 98th Street West, and 92nd Street West to the west, hillsides and Odd Road to the south, and 86th Street West to the east. The rural town area has been designated as Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land. This designation is intended to reflect the existing density of the rural town area and is not intended to promote further land divisions.

The majority of new residential development in Leona Valley should be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character. New land divisions shall maintain a large minimum lot size to ensure compatibility with the community character. Each new home should have a unique architectural design. Light agriculture, equestrian, and animal-keeping uses should be allowed throughout the rural town area, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture should be prohibited throughout the rural town area because of potential impacts on existing residents. Home-based businesses may also be permitted throughout the rural town area, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots (2.5 net acres or greater), light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Littlerock and Sun Village (Southeast Antelope Valley)**

The communities of Littlerock and Sun Village are located in the southeastern portion of the Antelope Valley, east of the City of Palmdale. Residents of the communities are concerned about urbanization of the area and wish to remain as unincorporated rural communities with unique identities. Many portions of the communities are developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources such as Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones.

Each community has a rural town center area. The Littlerock rural town center area is located along Pearblossom Highway between Little Rock Wash and 90th Street East. This rural town center area has



been designated as Rural Commercial (CR), and Light Industrial (IL) to serve the daily needs of residents and provide local employment opportunities. This rural town center area also serves travelers along Pearblossom Highway. A possible expansion of the town center has also been identified further to the east where additional parcels have been designated Rural Commercial (CR) and Light Industrial (IL). New buildings in this rural town center area should be limited to two stories in height and include Old West or Southwestern design elements with earth tone colors at a pedestrian-oriented scale, with primary building entries facing Pearblossom Highway. The industrial designations in this rural town center have been expanded to accommodate light industrial uses appropriate for rural areas, such as truck storage facilities.

The Sun Village rural town center area is located along Palmdale Boulevard between Little Rock Wash and 95th Street East, and along 90th Street East between Palmdale Boulevard and Avenue Q-14. This rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in this rural town center area should be limited to three stories in height and include Southwestern, Spanish Mission, or Mediterranean design elements with earth tone colors at a pedestrian-oriented scale, with primary building entries facing Palmdale Boulevard or 90th Street East.

The two rural town center areas should continue to be the focal point of their respective communities and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Streetscape improvements are recommended for Palmdale Boulevard and 90th Street East in the Sun Village rural town center area, including native landscaping, “Southwestern” style street lights that meet dark sky objectives (only where necessary for public safety), and coordinated street furniture, such as benches, bus shelters, and bicycle racks. If Pearblossom Highway is relinquished by the State of California (Caltrans), similar streetscape improvements are recommended in the Littlerock rural town center area. Other public amenities, such as plazas and community bulletin boards, are encouraged in both rural town center areas.

Some areas outside the two town center areas have also been designated as Rural Commercial (CR) to provide additional commercial services and local employment. These areas include the intersection of Avenue T and 87th Street East and the northeast corner of Avenue S and 90th Street East. New buildings in these areas should also be limited to two stories in height and include Old West or Southwestern design elements with a pedestrian-oriented scale and transportation links to surrounding rural town areas. New commercial uses outside of these CR designations, are strongly discouraged, as they are not compatible with the communities’ character.

Several parcels near the intersection of Avenue R-8 and 90th Street East and a parcel at the northwest corner of Avenue T-8 and 80th Street East have been designated as Heavy Industrial (IH), recognizing existing uses appropriate for rural areas, such as truck storage facilities. New industrial uses outside of these IH designations, or outside the IL designations within the Littlerock rural town center area, are strongly discouraged, as they are not compatible with the communities’ character.

The community includes several rural town areas. The first rural town area surrounds the Littlerock rural town center area and is generally bounded by Avenue U to the north, the Little Rock Wash to the west, the California Aqueduct and Avenue U-4 to the south, and 89th Street East and 94th Street East to the east. This area has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land, with the following exceptions:

- The area generally bounded by Avenue U to the north, the Littlerock Wash to the west, Pearblossom Highway to the south, and 75th Street East to the east, has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land.

The RL5 and H5 designations are intended to reflect the rural town area's existing densities and are not intended to promote further land divisions.

A second rural town area surrounds the Sun Village rural town center area and is generally bounded by Avenue Q to the north, the Little Rock Wash to the west, Avenue R to the south, and 115th Street East to the east. This rural town area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land; and Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land.

The RL2, and RL1 designations are intended to reflect the rural town area's existing densities and are not intended to promote further land divisions.

A third rural town area is generally bounded by Avenue R to the north, the Little Rock Wash and 87th Street East to the west, Avenue U to the south, and 106th Street East, 116th Street East and 120th Street East to the east. This rural town area has been designated as RL1-and RL2.

This RL2, and RL1 designations are intended to reflect this rural town area's existing densities and are not intended to promote further land divisions.

The majority of new residential development in Littlerock and Sun Village (collectively known as Southeast Antelope Valley) should be directed to rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited in the rural town areas because of potential impacts on existing residents. Home-based businesses may also be permitted in the rural town areas, provided that they meet Zoning Code requirements. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the desired community character.

The remainder of the communities is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

## **Llano**

The community of Llano is located in the southeastern portion of the Antelope Valley, along Pearblossom Highway (State Route 138). Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots, while other portions are largely

undeveloped, generally not served by existing infrastructure, and contain environmental resources, such as Significant Ecological Areas.

The community does not have a rural town center area but is served by the rural town center area in Pearblossom. A few parcels along Pearblossom Highway have been designated as Rural Commercial (CR) or Light Industrial (IL), recognizing existing uses and opportunities for additional local services and employment. No other portions of the community have been designated for commercial or industrial use, and new commercial or industrial uses outside these CR and IL designations are strongly discouraged, as they are not compatible with the community character.

The community includes a rural town area that is generally bounded by Pearblossom Highway to the north, 170th Street East and 172nd Street East to the west, Avenue W-14 to the south, and 175th Street East on the east. This area has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. This designation is intended to reflect the existing density of the rural town area and is not intended to promote further land divisions.

The majority of new residential development in Llano should be directed to the rural town area instead the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses. Heavy agriculture uses should be prohibited in this area because of potential impacts on existing residents. Home-based businesses may also be permitted in this area, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints and environmental resources. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

## **Neenach**

The community of Neenach is located in the far western portion of the Antelope Valley, along Avenue D (State Route 138). Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots, while other portions are largely undeveloped and contain environmental resources, such as Significant Ecological Areas and Agricultural Resource Areas.

The community does not have a rural town center area but is served by the rural town center areas in Antelope Acres and Lake Hughes. A few parcels on Avenue D have been designated as Rural Commercial (CR) or Light Industrial (IL) in recognition of existing and/or planned commercial and industrial uses. No other portions of the community have been designated for commercial or industrial use, and new commercial and industrial uses outside of these CR and IL designations are strongly discouraged, as they may not be compatible with the community character.

The community includes rural town areas that are generally bounded by Avenue B to the north, 270th Street West and 260th Street West to the west, Avenue D to the south, and 250th Street West on the east. These areas have been designated as Rural Land 5 (RL5), with a maximum density of 1 residential

unit for each 5 gross acres of land. This designation is intended to reflect the existing density of the rural town areas and is not intended to promote further land divisions.

The majority of new residential development in Neenach should be directed to the rural town areas instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses. Heavy agriculture uses should be prohibited in rural town areas because of potential impacts on existing residents. Home-based businesses are also appropriate in the rural town areas, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints and environmental resources. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Pearblossom**

The community of Pearblossom is located in the southeastern portion of the Antelope Valley, along Pearblossom Highway between Littlerock and Llano. Some portions of the community are developed with a wide range of uses and a distinctly rural character, while other portions are largely undeveloped, generally not served by existing infrastructure, and subject to safety hazards, such as Seismic Zones and Flood Zones.

The community has a rural town center area along Pearblossom Highway between 121st Street East and 133rd Street East. The rural town center area has been designated as Rural Commercial (CR) or Light Industrial (IL) to serve the daily needs of the residents and provide local employment opportunities. New buildings in the rural town center area should be limited to two stories in height and include Old West or Southwestern design elements at a pedestrian-oriented scale, with primary building entries facing Pearblossom Highway. No other portions of the community have been designated for commercial or industrial use, and new commercial and industrial uses outside of the rural town center area are strongly discouraged, as they are incompatible with the community character.

The rural town center area should continue to be the focal point of the communities and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as plazas and community bulletin boards, are encouraged in this area.

The community includes rural town areas that are generally bounded by Pearblossom Highway to the north, 121st Street East to the west, Avenue W, the California Aqueduct, and Avenue W-11 to the south, and 135th Street East on the east. North of Avenue W, these areas have been designated as Residential 2 (H2), with a maximum density of 2 residential units for each 1 net acre of land or Residential 18 (H18), with a maximum density of 18 residential units for each 1 net acres of land. South of Avenue W and west of 128th Street East, these areas have been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. South of Avenue WE and east of 128th Street East, these areas have been designated as Rural Land 1 (RL1), with a maximum density of 1 residential

unit for each 1 gross acre of land. These designations are intended to reflect existing densities of the area and are not intended to promote further land divisions.

The majority of new residential development in Pearblossom should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses. Heavy agriculture uses should be prohibited in these areas because of potential impacts on existing residents. Home-based businesses may also be permitted in these areas, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure and safety resources. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

### **Quartz Hill**

The community of Quartz Hill is located in the central portion of the Antelope Valley and is surrounded by the cities of Lancaster and Palmdale. The community is adjacent to urbanized areas and is largely developed with a wide range of uses, but it retains a semi-rural character and residents wish to keep it an unincorporated community with a unique identity.

The community has a rural town center area along 50th Street West between Avenue L-6 and Avenue M-2. The town center area has been designated as Mixed Use – Rural (MU-R) and Light Industrial (IL) to serve the daily needs of residents and provide local employment opportunities. No other portions of the community have been designated for industrial use, and new industrial uses outside of the rural town center area are strongly discouraged, as they are incompatible with the community character. New buildings in the rural town center area should be limited to two stories in height, include Old West or Southwestern design elements with earth tone colors, and should be designed at a pedestrian-oriented scale, with primary building entries facing 50th Street West. In the MU-R designation, a vertical mix of commercial and residential uses is encouraged – for example, a building with commercial uses on the first floor and residential or office uses on the second floor. A horizontal mix of commercial and residential uses may also be appropriate – for example, a commercial building facing 50th Street West, with a residential building located towards the rear of the same lot.

The rural town center area should continue to be the focal point of the community and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Streetscape improvements are recommended for 50th Street West, including native landscaping, “Western” street lights that meet dark sky objectives, and coordinated street furniture, such as benches, bus shelters, and bicycle racks. Other public amenities, such as plazas and community bulletin boards, are also encouraged in this area.

Some areas outside the rural town center area have also been designated as MU-R to provide additional commercial services and housing opportunities. These areas include the northwest corner of Avenue N and 50th Street West and the Avenue L corridor between 42nd Street West and 50th Street West. New

buildings in these areas should also be limited to two stories in height, include Old West or Southwestern design elements with earth tone colors, and should be designed at a pedestrian-oriented scale with transportation links to surrounding rural town areas. A vertical or horizontal mix of commercial and residential uses may be appropriate in these areas. No other portions of the community have been designated for commercial use, and new commercial uses outside these MU-R designations, or outside the MU-R within the rural town center area, are strongly discouraged, as they are incompatible with the community character.

As the Avenue L corridor between 42nd Street West and 50th Street West develops over time, it will become a secondary rural town center area and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Streetscape improvements are recommended for the Avenue L corridor between 42nd Street West and 50th Street West, including native landscaping, “Western” street lights that meet dark sky, and coordinated street furniture, such as benches, bus shelters, and bicycle racks. Other public amenities, such as plazas and community bulletin boards, are also encouraged in this corridor.

The remainder of the community is considered to be a rural town area. Two properties along Avenue M have been designated as Residential 30 (H30), with a maximum density of 30 residential units for each 1 net acre of land, in recognition of existing multi-family uses. Several parcels adjoining the rural town center area between Avenue L-8 and Columbia Way have been designated as Residential 18 (H18), with a maximum density of 18 residential units for each 1 net acre of land, recognizing existing multi-family units and providing additional housing opportunities. In addition, a property at the northwest corner of Avenue M and 70th Street West, and several parcels on the south side of Avenue L near 40th Street West, has been designated as H18. New multi-family buildings in the H18 designation should be limited to two stories in height and should be designed in a manner that is compatible with nearby single-family homes.

South of Avenue L, the remaining rural town area has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land, or Residential 2 (H2), with a maximum density of 2 residential units for each 1 net acre of land. These designations are intended to reflect the area’s existing density and are not intended to promote further land divisions, although properties along Columbia Way between 40th Street West and 45th Street West present some land division opportunities. Light agriculture, equestrian, and animal-keeping uses may be permitted in these areas, provided that lots meet Zoning Code requirements for those uses. Home-based businesses may also be permitted in these areas, provided that they meet Zoning Code requirements.

North of Avenue L, the remaining rural town area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land. This designation is intended to reflect the area’s existing density and is not intended to promote further land divisions. Light agriculture, equestrian, and animal-keeping uses are appropriate in this area, but heavy agriculture uses should be prohibited because of potential impacts to existing residents. Home-based businesses are also appropriate in this area, provided that they meet Zoning Code requirements.

## **Roosevelt**

The community of Roosevelt is located in the northeastern portion of the Antelope Valley, north of the City of Lancaster. Community residents are concerned about the urbanization of the area and wish to

remain an unincorporated rural community with a unique agricultural identity. Some portions of the community are partially developed with light agricultural uses and single-family homes on large lots, while some portions are in Agricultural Resource Areas and are partially undeveloped with farms and heavy agricultural uses. The remaining portions are largely undeveloped and contain environmental resources, such as Significant Ecological Areas.

The community has a rural town center area located at the intersection of Avenue J and 90th Street East. The rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of the residents and provide local employment opportunities. New buildings in the rural town center area should be limited to one story in height and should be designed at a pedestrian-oriented scale, with primary building entries facing Avenue J or 90th Street East.

The rural town center area should continue to be the focal point of the communities and should be linked to the surrounding rural town area through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as community bulletin boards, are encouraged in this area.

Two parcels on 90th Street East have been designated as CR and Light Industrial (IL) in recognition of existing commercial and industrial uses. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside of this IL designation are strongly discouraged, as they are not compatible with the community character.

The community includes rural town areas that are generally bounded by Lancaster Boulevard to the north, 85th Street East to the west, Avenue J-12 and Avenue J to the south, and 90th Street East on the east. These areas have been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land. This designation is intended to reflect the existing density of the rural town areas and is not intended to promote further land divisions. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the existing community character.

The majority of new residential development in Roosevelt should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses. Heavy agriculture uses should be prohibited in these areas because of potential impacts on existing residents. Home-based businesses may also be permitted in these areas, provided that they meet Zoning Code requirements.

The remainder of the community is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land, and Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints and environmental resources. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate. Agricultural uses in Agricultural Resource Areas will be protected and promoted, as directed in the policies of the ~~Open Space & Conservation~~ Open Space Element.

### **Three Points**

The community of Three Points is located in the far western portion of the Antelope Valley, south of Neenach and northwest of Lake Hughes. The community is largely undeveloped and is generally not served by existing infrastructure and public facilities, but it does contain some single-family homes on large lots and some agricultural uses. The community is adjacent to the National Forest, includes environmental resources, such as scenic hillsides and Significant Ecological Areas, and is subject to several safety hazards, including the San Andreas Fault and Very High Fire Hazard Severity Zones.

The community does not have a rural town center area but is served by the rural town center area in Lake Hughes. A parcel at the southwest corner of Three Points Road and Pine Canyon Road has been designated as Rural Commercial (CR) in recognition of an existing commercial use. No other portions of the community have been designated for commercial or industrial use, and new commercial uses outside of this CR designation and new industrial uses are strongly discouraged, as they are not compatible with the community character.

The entire community is considered to be a rural preserve area and has been designated as Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. This very low density reflects the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.